

BIGFORK LAND USE ADVISORY COMMITTEE
Approved Minutes Thursday July 28, 2022
4:00 PM Bethany Lutheran Church – Downstairs Meeting Room

Chairwoman Susan Johnson called the meeting to order at 4:00 p.m.

Present: Committee member attendees: Lou McGuire, Angela DeFries, Susan Johnson, Chany Ockert, Shelley Gonzales, Jerry Sorensen, and Richard Michaud;
Public: Two members.

The agenda was approved (m/s, Ockert/Gonzales), vote unanimous.

Review and approval of draft minutes dated June 30, 2022.

Gonzales moved to approve the minutes of the June 30, 2022 meeting.

Ockert moved to strike her comments on resort taxes and replace it with “There was a two-minute discussion on the Columbia Falls resort tax.” Gonzales seconded.

Ockert noted for the record that she gave background information on various community conversations that have occurred on resort taxes, incorporation, and other funding mechanisms over the years. The community of Bigfork has declined all of those methods in the past. She also noted for the record that she has not been and is not involved in any efforts related to resort taxes or other special taxing districts. She has been and continues to be focused on affordable housing for our essential workers.

Johnson moved to correct the statement that three Violation Complaints are required to one complaint to Planning and Zoning. Gonzales seconded.

Johnson moved to approve the motions to amend, motion was seconded by Michaud. Minutes were approved, as amended, unanimously.

Administrator’s Report and Announcements:

Sign-in sheet passed around. Approved minutes and documents are posted on the County website: flathead.mt.gov/planning_zoning. Click on [meeting information](#). The email from the Flathead County Finance Department (Conflict of Interest) was incorrectly sent to BLUAC members.

Public Comment:

None

Application:

None

Old Business:Use of emails assigned by Bigfork Chamber of Commerce.

There was a discussion on how this could negatively affect the committee members. The topic was tabled until the next meeting. DeFries will do additional research.

Traffic and intersection issues.

There was a discussion to have MDT representative Rebecca Franke attend our meeting. The committee suggested reducing speed and have no passing on Highway 83, have a frontage road parallel to Highway 83 near the intersection with Highway 35, and add a stoplight at the intersection of Highway 35 and Highway 209.

Application review/lack of attendance by applicant or representative.

Johnson stated she would write a letter to Planning and Zoning asking if the applicant or representative does not attend the BLUAC meeting, could BLUAC submit questions to be addressed by the Board of Adjustment or Planning Board at their meeting.

Clarification on complaints submitted to Planning and Zoning.

It was confirmed by Erick Mack at Planning and Zoning that only one complaint filing was needed to open an investigation.

New Business:BLUAC By-laws update.

Topic was tabled to next meeting.

Neighborhood noise.

MCA 2021, Public Nuisance 45-8-111, was discussed as it now appears there is a statewide noise ordinance which includes a provision for conviction and fines.

Future issues with development and infrastructure.

It was suggested that a member of the committee meet with the Chamber of Commerce and Citizens For a Better Bigfork to discuss the issues.

McGuire has concerns about cluster housing and how its regulations are enforced. Ockert stated there is a government taskforce on affordable housing and realtor Bill Leininger is on the committee.

Adjourn:

Sorensen moved to adjourn the meeting, seconded by Michaud, vote unanimous at 4:47 p.m.

Respectfully submitted by:

Shelley Gonzales, member, and acting recording secretary